

## MEMORANDUM

**TO:** Chairman Roberts and Members of the Plan Commission  
**FROM:** Kelley Frazier, Planning Technician  
**DATE:** July 24, 2014  
**SUBJECT:** New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the August 11, 2014 Plan Commission meeting.

### PLATS

Replat – Restaurant Headquarters Addition  
Preliminary Plat – Caste Point Addition Phase 2  
Final Plat – McCree Industrial District Addition  
Final Plat – Pediatric Clinic of Garland Addition

### VARIANCES

1. Consideration of the application of **Site Enhancement Services**, requesting approval of a variance to Section 30.106 of the Sign Ordinance to increase the size of allowable attached signage on property zoned General Business (GB) District. This property is located at 103 South First Street. (District 2) (File SV 14-02)
2. Consideration of the application of **Vasquez Engineering, LLC**, requesting approval of a variance to Section 6.0 of the Screening and Landscape Standards regarding screening of non-residential yards from residential districts on property zoned Shopping Center (SC) District. This property is located northeast of the intersection of Gregory Street and Centerville Road. (District 4) (File LS 14-01)

### ZONING

1. Consideration of the application of **Gonzalez & Schneeberg**, requesting approval of 1) an amendment to Planned Development (PD) District 86-34 for Shopping Center Uses, 2) a Detail Plan for Medical Office/Clinic, and 3) a variance to Section 34.18(B) of the SH190 Development Standards regarding building materials. (District 1) (File Z 14-32)